GIS REGISTRY INFORMATION

SITE NAME: Lake Geneva Chevrolet

BRRTS #: 02-65-521295 **FID # (if appropriate):** 265107480

COMMERCE # (if appropriate):

CLOSURE DATE: 12/22/04

STREET ADDRESS: 715 Wells St.

CITY: Lake Geneva

SOURCE PROPERTY GPS COORDINATES (meters in WTM91 projection): X= 649229 Y= 235771

CONTAMINATED MEDIA: Groundwater ☐ Soil ☒ Both ☐

OFF-SOURCE GW CONTAMINATION >ES: ☐ Yes ☒ No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection): X= Y=

OFF-SOURCE SOIL CONTAMINATION >Generic or Site-Specific RCL (SSRCL): ☐ Yes ☒ No

IF YES, STREET ADDRESS 1:

GPS COORDINATES (meters in WTM91 projection): X= Y=

CONTAMINATION IN RIGHT OF WAY: ☐ Yes ☒ No

DOCUMENTS NEEDED:

Closure Letter, and any conditional closure letter issued	✓
Copy of most recent deed, including legal description, for all affected properties	✓
Certified survey map or relevant portion of the recorded plat map (*if referenced in the legal description*) for all affected properties	✓
County Parcel ID number, *if used for county*, for all affected properties	✓
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.	✓
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.	✓
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)	NA
Tables of Latest Soil Analytical Results (no shading or cross-hatching)	✓
Isoconcentration map(s), *if required for site investigation (SI)* (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. **If not available, include the latest extent of contaminant plume map.**	✓
GW: Table of water level elevations, with sampling dates, and free product noted if present	NA
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)	NA
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour	✓
Geologic cross-sections, *if required for SI.* (8.5x14' if paper copy)	NA
RP certified statement that legal descriptions are complete and accurate	✓
Copies of off-source notification letters (if applicable)	NA
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)	NA
Copy of (soil or land use) deed restriction(s) or deed notice *if any required as a condition of closure*	NA ✓

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

Jim Doyle, Governor
Scott Hassett, Secretary
Gloria L. McCutcheon, Regional Director

Waukesha Service Center
141 NW Barstow St
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

December 22, 2004

Jim Bozich
Lake Geneva Chevrolet
715 Wells St.
Lake Geneva, WI 53147

WDNR BRRTS #: 02-65-521295
WDNR FID # 265107480

SUBJECT: Final Case Closure with Conditions Met
Lake Geneva Chevrolet, 715 Wells St., Lake Geneva, WI

Dear Mr. Bozich:

The Wisconsin Department of Natural Resources (Department) reviewed your site listed above for closure. The Department reviews environmental remediation cases for compliance with state laws and standards to maintain consistency in the closure of these cases. On August 23, 2004, you were notified that the Department had granted conditional closure to this case.

On December 8, 2004 the Department received correspondence indicating that you have complied with the conditions of closure which included removal of investigative waste, abandonment of monitoring wells and filing of a deed restriction for the above property. Based on the correspondence and data provided, it appears that your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code. The Department considers this case closed and no further investigation, remediation or other action is required at this time.

Your site will be listed on the DNR Remediation and Redevelopment GIS Registry of Closed Remediation Sites for soil. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

Please be aware that this case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety or welfare, or the environment.

The Department appreciates your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 262-574-2146.

Sincerely,
Mark Drews
Mark Drews, P.G., CHMM
Hydrogeologist
Bureau for Remediation & Redevelopment

cc: Paul Sklar, URS Corp., 10200 Innovation Dr., Suite 500, Milwaukee, WI 53226
SER File

WISCONSIN
DEPT. OF NATURAL RESOURCES

State of Wisconsin \ DEPARTMENT OF NATURAL RESOURCES

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141 NW Barstow St
Waukesha, Wisconsin 53188
Telephone 262-574-2100
FAX 262-574-2117

August 23, 2004

Jim Bozich
Lake Geneva Chevrolet
715 Wells Street
Lake Geneva, WI 53147

FID # 265107480
BRRTS # 02-65-521295

Subject: Conditional Case Closure With NR 140 Exemption
Lake Geneva Chevrolet, 715 Wells Street, Lake Geneva, WI

Dear Mr. Bozich:

On August 23, 2004, the Department of Natural Resources (Department) reviewed your request for closure of the case described above. The Department reviews environmental remediation cases for compliance with state rules and statutes to maintain consistency in the closure of these cases. After careful review of the closure request, the Department has determined that the PAH contamination on the site from the underground vehicle lifts appears to have been investigated and remediated to the extent practicable under site conditions. Your case has been remediated to Department standards in accordance with s. NR 726.05, Wis. Adm. Code and will be closed if the following conditions are satisfied:

MONITORING WELL ABANDONMENT

The monitoring well at the site must be properly abandoned in compliance with ch. NR 141, Wis. Adm. Code. Documentation of well abandonment must be submitted to Mark Drews on Form 3300-5B found at http://www.dnr.state.wi.us/org/water/dwg/gw/ or provided by the Department of Natural Resources.

WASTE AND SOIL PILE REMOVAL

Any remaining waste and/or soil piles generated as part of site investigation or remediation activities must be removed from the site and disposed of or treated in accordance with Department rules. Please send a letter advising me that any remaining waste and/or soil piles have been removed once that work is completed.

DEED RESTRICTION FOR CONTAMINATED SOIL

To close this site, the Department requires a deed restriction be signed and recorded to address the issue of the remaining soil contamination associated with the site. The purpose of the restriction is to maintain a surface barrier over the remaining soil contamination to prevent it from impacting human health and the environment. If soil in these locations is excavated in the future, the property owner at that time will be required to sample and analyze the excavated soil in order to determine whether the contamination still remains. The owner will also have to properly store, treat, or dispose of any excavated materials, based upon the results of that characterization, and take special precautions during excavation activities to prevent a direct contact threat to humans.

The Department has received a draft deed restriction and will forward to our attorney for review. After the Department has reviewed the draft document for completeness, you should sign it if you own the property, or have the appropriate property owner sign it, and have it recorded by the Walworth County Register of Deeds. Then submit a copy of the recorded document, with the recording information stamped on it, to me. Please be aware that if a deed restriction is recorded for the wrong property because of an inaccurate legal description that you have provided, you will be responsible for recording corrected documents at the Register of Deeds Office to correct the problem.

The Department is also requiring a cap maintenance plan for the site. This plan was submitted to the Department on August 3, 2004 and should be followed as written except that the barrier should be inspected on an annual basis.

When the above conditions have been satisfied, please submit a letter to let me know that applicable conditions have been met, and your case will be closed. Your site will then be listed on the DNR Remediation and Redevelopment Soil GIS Registry of Closed Remediation Sites. Information that was submitted with your closure request application will be included on the registry. To review the sites on the GIS Registry web page, visit http://gomapout.dnr.state.wi.us/org/at/et/geo/gwur/index.htm

Recent groundwater monitoring data at this site indicates exceedances of the NR 140 preventive action limit (PAL) for benzene (1.21 ppb) at monitoring well MW-1 and tetrachloroethylene (0.87 and 1.36 ppb respectively) at temporary wells TW-16 and TW-20, but compliance with the NR 140 enforcement standard. The Department may grant an exemption to a PAL for a substance of public health concern, other than nitrate, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, if all of the following criteria are met:

1. The measured or anticipated increase in the concentration of the substance will be minimized to the extent technically and economically feasible.

2. Compliance with the PAL is either not technically or economically feasible.

3. The enforcement standard for the substance will not be attained or exceeded at the point of standards application.

4. Any existing or projected increase in the concentration of the substance above the background concentration does not present a threat to public health or welfare.

Based on the information you provided, the Department believes that the above criteria have been or will be met because of the cap over the remaining contaminated soil. Therefore, pursuant to s. NR 140.28(2)(b), Wis. Adm. Code, an exemption to the PAL is granted for benzene (1.21 ppb) at monitoring well MW-1 and tetrachloroethylene (0.87 and 1.36 ppb respectively) at temporary wells TW-16 and TW-20. This letter serves as your exemption.

If this is a PECFA site, section 101.143, Wis. Stats., requires that PECFA claimants seeking reimbursement of interest costs, for sites with petroleum contamination, submit a final reimbursement claim within 120 days after they receive a closure letter on their site. For claims not received by the PECFA Program within 120 days of the date of this letter, interest costs after 60 days of the date of this letter will not be eligible for PECFA reimbursement.

Please be aware that the case may be reopened pursuant to s. NR 726.09, Wis. Adm. Code, if additional information regarding site conditions indicates that contamination on or from the site poses a threat to public health, safety, or welfare or to the environment.

We appreciate your efforts to restore the environment at this site. If you have any questions regarding this letter, please contact me at 262-574-2146.

Sincerely,

Mark Drews

Mark Drews, P.G., CHMM
Hydrogeologist
Bureau for Remediation & Redevelopment

Enclosure

cc: Bill Phelps, DG/2
Paul Sklar, URS Corp., 10200 Innovation Dr., Suite 500, Milwaukee, WI 53226
SER File

Document Number

STATE BAR OF WISCONSIN FORM 1 - 2000

WARRANTY DEED

This Deed, made between Barbara C. Braden, an undivided 25%; Birdell J. Brellenthin and Donna Brellenthin, Co-Trustees of the Brellenthin Family Trust dated February 2, 1993; and Mark T. Braden, Trustee of the John A. Brellentin Living Trust dated August 14, 2001, an undivided 50%

Grantor, and M & J Real Estate, LLC

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Walworth County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):

A parcel of land located in the Southeast 1/4 of Section 36, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin and described as follows, to-wit: Commencing at the Southeast corner of said Section 36; thence N 0° 32' W, 244.31 feet to the place of beginning; thence S 89° 48' W, 211.02 feet; thence N 36° 22' W, 101.34 feet; thence S 89°48' W, 193.27 feet to a point N 36° 22' W, 373.00 feet from the intersection of the Easterly line of Logan Avenue and the North line of Seymour Street; thence N 36° 22' W, 194.37 feet; thence S 89° 19' E, 195.50 feet; thence S 36° 22' E, 44.10 feet; thence N 89° 48' E, 356.19 feet to the East line of said Section 36; thence S 0° 32' E, 200.00 feet to the point of beginning. Excepting threfrom that part thereof described in deed recorded November 29, 1972 in Volume 81 of Records on Page 768 as Document No. 657791.

RECORDED ON

2004 JAN 6 PM 3 15

CONNIE J. WOOLEVER
REGISTER OF DEEDS
WALWORTH COUNTY, WI

Recording Area SECURITY TITLE, ELKHORN

Name and Return Address 11.00
BERWYN B. BRADEN SECURITY TITLE COMPANY
Gagliardi, O'Brien, Braden, Olson & Capelli 25 N. WISCONSIN ST
Post Office Box 940 ELKHORN, WISCONSIN 53121
Lake Geneva, WI 53147 406121

ZOP00399B
Parcel Identification Number (PIN)
This is not homestead property.
(is) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements, building use restrictions and covenants, general taxes levied in the year of closing and will warrant and defend the same.

TRANSFER FEE $1500.00

Dated this 30th day of December, 2003.

Birdell J. Brellenthin Donna Brellenthin

* BIRDELL J. BRELLENTHIN and DONNA BRELLENTHIN, Co-Trustees of the Brellenthin Family Trust dated 2/2/93

Barbara C. Braden

* BARBARA C. BRADEN

Mark T. Braden

* MARK T. BRADEN, Trustee of the John A. Brellenthin Living Trust dated 8/14/2001

*

AUTHENTICATION

Signature(s) of Birdell J. Brellenthin, Donna Brellenthin, Barbara C. Braden, and Mark T. Braden

authenticated this 30 day of December, 2003

Berwyn B. Braden

* BERWYN B. BRADEN

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

THIS INSTRUMENT WAS DRAFTED BY
BERWYN B. BRADEN, Gagliardi, O'Brien, Braden, Olson & Capelli
716 Wisconsin St., P.O. Box 940, Lake Geneva, WI 53147
(Signatures may be authenticated or acknowledged. Both are not necessary.)

ACKNOWLEDGMENT

STATE OF _____)
) ss.
_____ County)

Personally came before me this _____ day of _____, _____ the above named

_____

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*

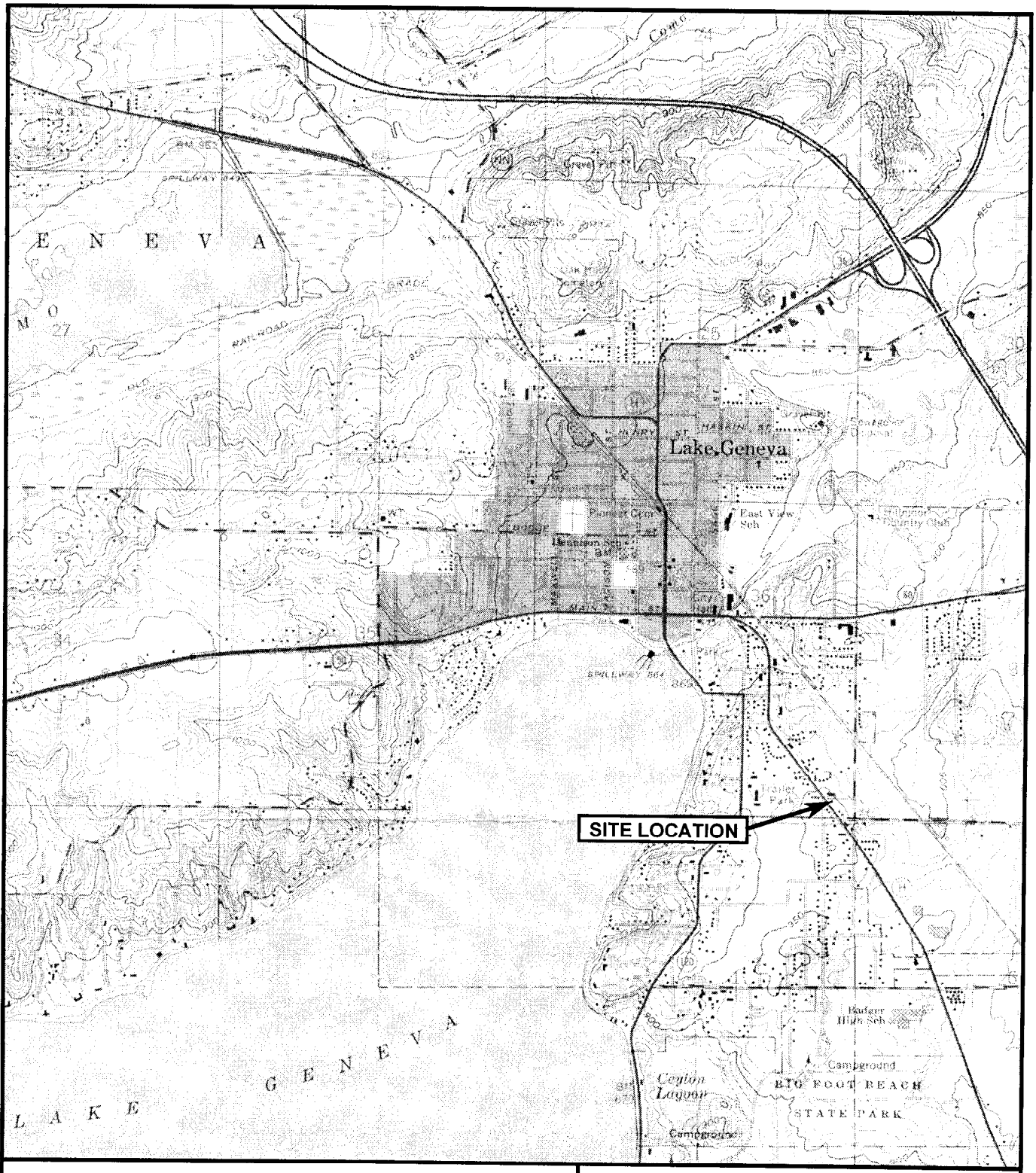
Notary Public, State of _____
My Commission is permanent. (If not, state expiration date: _____, _____.)

* Names of persons signing in any capacity must be typed or printed below their signature.

Parcel ID Number: ZOP 00399B

Geographic Position Data (WTM 83/91)

Property Corners:
649167, 235797
649242, 235694
649336, 235697
649334, 235836
649238, 235828
649219, 235806



SOURCE: USGS 7.5 Minute Topographic Map, LAKE GENEVA, WISCONSIN Quadrangle. 1960. Photo Revised 1971. Phot Inspected 1976.

NORTH

0 1/4 1/2

SCALE IN MILES

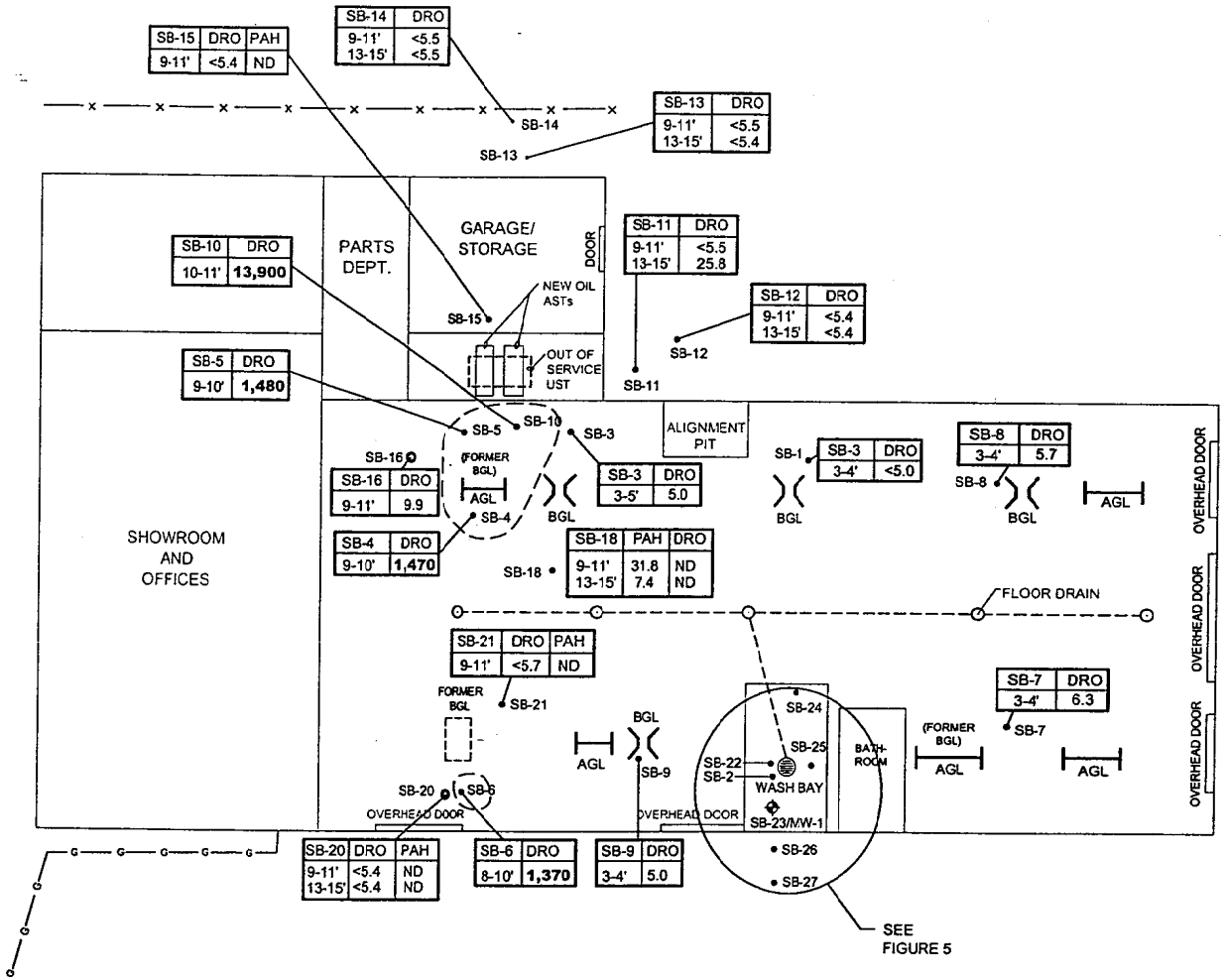
LAKE GENEVA CHEVROLET
715 WELLS STREET
LAKE GENEVA, WISCONSIN

SITE LOCATION MAP

DRN. BY:	BMB
PROJ. NO.:	812197
DATE:	03DEC08

URS

P:\LAKE GENEVA CHEVROLET\FIGURES\SITE_LOCATION.AI



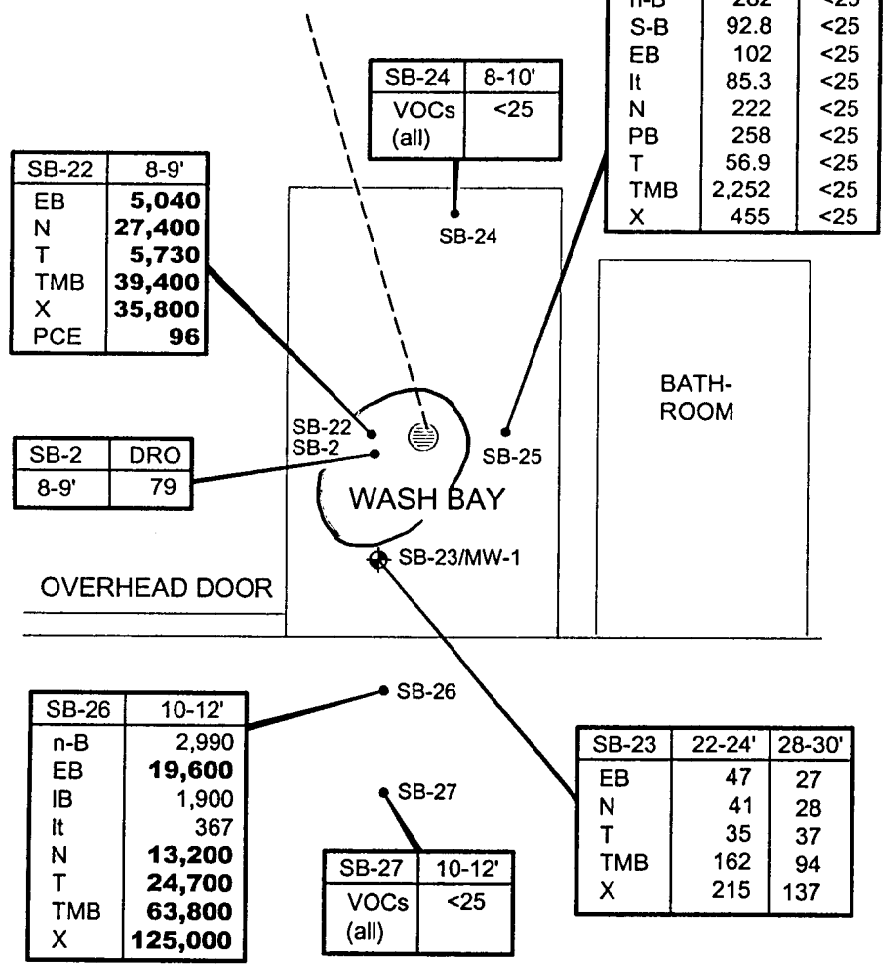
LAKE GENEVA CHEVROLET
715 SOUTH WELLS STREET
LAKE GENEVA, WISCONSIN

FIGURE 4
SOIL ANALYTICAL DATA

URS

DRAWN BY	RF
DATE	03/30/04
PROJ. NO.	812410.01

P:\CS\DACTIV\EL\Lake Geneva Chev. Site Inv\Figures\Soil Boring Locations.dwg



NORTH

LEGEND

- ● SOIL BORING LOCATION
- ⊕ MONITORING WELL LOCATION
- ◎ SUMP

DRO DIESEL RANGE ORGANIC COMPOUNDS (milligrams per kilogram)

VOCs VOLATILE ORGANIC COMPOUNDS (micrograms per kilogram)

- EB Ethylbenzene
- N Naphthalene
- T Toluene
- n-B n-Butylbenzene
- S-B sec-Butylbenzene
- It Isopropyltoluene
- IB Isopropylbenzene
- PB n-Propylbenzene
- TMB Trimethylbenzene (1,2,4 and 1,3,5)
- X Xylene
- PCE Tetrachloroethene

Values in **BOLD** exceed residual contaminant level (RCL).

LAKE GENEVA CHEVROLET
715 SOUTH WELLS STREET
LAKE GENEVA, WISCONSIN

FIGURE 5
WASH BAY AREA SOIL ANALYTICAL DATA

URS

DRAWN BY	RF
DATE	03/30/04
PROJ. NO.	812410.01

P:\CSD\Active\Lake Geneva\Figures\Wash Bay Area Soil Analytical Data.dwg

TABLE 2
SUMMARY OF SITE INVESTIGATION SOIL QUALITY DATA
FORMER BELOW GROUND LIFTS / OUT OF SERVICE UST
Lake Geneva Chevrolet

Analyte	Units	WDNR RCLs			Sample Location														
		Ground Water Pathway	Direct Contact[1] Non-Industrial	Direct Contact[1] Industrial	SB-11 9-11 ft	SB-11 13-15 ft	SB-12 9-11 ft	SB-12 13-15 ft	SB-13 9-11 ft	SB-13 13-15	SB-14 9-11 ft	SB-14 13-15 ft	SB-15 9-11 ft	SB-16 9-11 ft	SB-16 13-15 ft	SB-18 9-11 ft	SB-18 13-15 ft	SB-20 9-11 ft	SB-20 13-15 ft	SB-21 9-11 ft
DRO	mg/kg	100 [2]	NE	NE	< 5.5	25.8	< 5.4	< 5.4	< 5.5	< 5.4	< 5.5	< 5.5	< 5.4	9.9	31.8	9.5	7.4	< 5.4	< 5.1	< 5.7
PAH																				
Acenaphthene	ug/kg	38	900	60,000	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112
Acenaphthylene	ug/kg	0.7	18	360	NA	NA	NA	NA	NA	NA	NA	NA	< 218	<215	NA	<220	<215	< 219	< 207	<224
Anthracene	ug/kg	3,000	5,000	300,000	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112
Benzo(a)anthracene	ug/kg	17	0.088	3.9	NA	NA	NA	NA	NA	NA	NA	NA	< 54.5	<53.9	NA	<54.9	<53.9	< 54.7	< 51.8	<56.0
Benzo(a)pyrene	ug/kg	48	0.0088	0.39	NA	NA	NA	NA	NA	NA	NA	NA	< 5.45	<5.39	NA	<5.49	<5.39	< 5.47	< 5.18	<5.60
Benzo(b)fluoranthene	ug/kg	360	0.088	3.9	NA	NA	NA	NA	NA	NA	NA	NA	< 54.5	<53.9	NA	<54.9	<53.9	< 54.7	< 51.8	<56.0
Benzo(g,h,i)perylene	ug/kg	6,800	1.8	39	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112
Benzo(k)fluoranthene	ug/kg	870	0.88	39	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112
Chrysene	ug/kg	37	8.8	390	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112
Dibenz(a,h)anthracene	ug/kg	38	0.0088	0.39	NA	NA	NA	NA	NA	NA	NA	NA	< 5.45	<5.39	NA	<5.49	<5.39	< 5.47	< 5.18	<5.60
Fluoranthene	ug/kg	500	600	40,000	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112
Fluorene	ug/kg	100	600	40,000	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112
1-Methylnaphthalene	ug/kg	23	1,100	70,000	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112
2-Methylnaphthalene	ug/kg	20	600	40,000	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112
Naphthalene	ug/kg	0.4	20	110	NA	NA	NA	NA	NA	NA	NA	NA	<109	<108	NA	<110	<108	<109	< 104	<112
Phenanthrene	ug/kg	1.8	18	390	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112
Pyrene	ug/kg	8,700	500	30,000	NA	NA	NA	NA	NA	NA	NA	NA	< 109	<108	NA	<110	<108	< 109	< 104	<112

Notes:
DRO = Diesel Range Organic Compounds
PAH = Polyaromatic Hydrocarbons
[1] Suggested PAH RCLs (Interim Guidance, WDNR Publ. RR-519-97, April 1997)
[2] RCL for soil with a hydraulic conductivity less than or equal to 10-6 cm/sec. For soil with hydraulic conductivity < 10-6 cm/sec, RCL is 250 mg/kg.
[3] Based on a dilution attenuation faction (DAF) of 20.
NE = Standard or screening level not established for this compound.
Values in **BOLD** exceed the WDNR RCL
mg/kg = milligrams per kilogram
ug/kg = micrograms per kilogram
NA = Not analyzed

TABLE 2 (Cont.)
SUMMARY OF SITE INVESTIGATION SOIL QUALITY DATA
WASH BAY / SUMP AREA
Lake Geneva Chevrolet

Analyte	Units	WDNR Generic RCLs [1]	Calculated RCLs [2]		Sample Location								
		Ground Water Pathway	Ground Water Pathway [4]	Direct Contact[5]	SB-2 12-14 ft	SB-22 8-9 ft	SB-23 22-24 ft	SB-23 28-30 ft	SB-24 8-10 ft	SB-25 10-12 ft	SB-25 24-25 ft	SB-26 10-12 ft	SB-27 10-12 ft
DRO	mg/kg	100 [3]	ND	ND	79	NA	NA	NA	NA	NA	NA	NA	NA
VOC													
t-Butylbenzene	ug/kg	NE	ND[6]	ND[6]	NA	150	<25	<25	<25	<50	<25	<250	<25
n-Butylbenzene	ug/kg	NE	ND[6]	ND[6]	NA	<25	<25	<25	<25	282	<25	2,990	<25
sec-Butylbenzene	ug/kg	NE	ND[6]	ND[6]	NA	<25	<25	<25	<25	91.8	<25	<250	<25
Ethylbenzene	ug/kg	2,900	ND	1,560,000	NA	**5,040**	47	27	<25	102	<25	**19,600**	<25
Isopropylbenzene	ug/kg	NE	ND[6]	ND[6]	NA	645	<25	<25	<25	<50	<25	1,900	<25
p-Isopropyltoluene	ug/kg	NE	ND[6]	ND[6]	NA	3,280	<25	<25	<25	85.3	<25	367	<25
Naphthalene	ug/kg	NE	3,100	68,000	NA	**27,400**	41	28	<25	222	<25	**13,200**	<25
n-Propylbenzene	ug/kg	NE	ND[6]	ND[6]	NA	1,690	<25	<25	<25	258	<25	7,280	<25
Tetrachloroethene	ug/kg	NE	4	2,100	NA	**96**	<25	<25	<25	<50	<25	<250	<25
Toluene	ug/kg	1,500	ND	650,000	NA	**5,730**	35.5	36.7	<25	56.9	<25	**24,700**	<25
1,2,4-Trimethylbenzene	ug/kg	NE	14,000	50,000	NA	**27,400**	122	67.5	<25	1,680	<25	**50,000**	<25
1,3,4-Trimethylbenzene	ug/kg	NE	6,600	29,000	NA	**12,000**	40.5	27.5	<25	572	<25	**13,800**	<25
Xylenes (total)	ug/kg	4,100	ND	280,000	NA	**35,800**	215	137	<25	455	<25	**125,000**	<25

Notes:

DRO = Diesel Range Organic Compounds

VOC = Volatile Organic Compound; only detected compounds are listed.

RCL = Residual Contaminant Level

(1) Wisconsin Administrative Code Chapter NR 720 Generic RCL

(2) USEPA soil screening website used to calculate RCLs using WDNR defaults

(3) RCL for soil with a hydraulic conductivity less than or equal to 10-6 cm/sec. For soil with hydraulic conductivity < 10-6 cm/sec, RCL is 250 mg/kg.

(4) Based on a dilution attenuation faction (DAF) of 2.

(5) Value is the lower of the ingestion and inhalation routes.

(6) Not determined. These compounds are not included in the USEPA soil screening website database so no RCL was calculated.

NE = Standard or screening level not established for this compound.

Values in **BOLD** exceed the RCL

mg/kg = milligrams per kilogram

ug/kg = micrograms per kilogram

NA = Not analyzed

Sample SB-2 was collected during the Phase II ESA on December 1, 2003.

Sample SB-22 was collected on January 31, 2004.

Samples SB-23 through SB-27 were collected on March 27, 2004.

TABLE 2 (Cont.)
SUMMARY OF PHASE II ESA SOIL QUALITY DATA
Lake Geneva Chevrolet

Analyte		WDNR RCLs [1]		Sample Location									
		Non-Industrial	Industrial	SB-1 3-4 ft	SB-2 12-14 ft	SB-3 3-4 ft	SB-4 9-10 ft	SB-5 9-10 ft	SB-6 8-10 ft	SB-7 3-4 ft	SB-8 3-4 ft	SB-9 3-4 ft	SB-10 10-11 ft
	Units												
DRO	mg/kg	100 [2]	100 [2]	< 5.0	79	5.0	**1,470**	**1,480**	**1,370**	6.3	5.7	5.0	**13,900**
Arsenic	mg/kg	0.039	1.6	NA	< 2.8	NA	< 2.7	< 2.7	NA	NA	NA	NA	< 2.7
Barium	mg/kg	NE	NE	NA	< 28	NA	< 26	< 27	NA	NA	NA	NA	< 26
Cadmium	mg/kg	8	510	NA	< 0.5	NA	< 0.5	< 0.5	NA	NA	NA	NA	< 0.5
Chromium	mg/kg	14 [3]	200 [3]	NA	9.5	NA	6.6	8.4	NA	NA	NA	NA	7.1
Lead	mg/kg	50	500	NA	5.6	NA	3.1	3.9	NA	NA	NA	NA	5.3
Mercury	mg/kg	NE	NE	NA	< 0.04	NA	< 0.04	<0.04	NA	NA	NA	NA	<0.04
Selenium	mg/kg	NE	NE	NA	< 2.8	NA	< 2.7	< 2.7	NA	NA	NA	NA	< 2.6
Silver	mg/kg	NE	NE	NA	< 2.8	NA	< 2.7	< 2.7	NA	NA	NA	NA	< 2.6

Notes:

Samples SB-1 through SB-10 collected on December 1, 2003 from soil borings located inside of service garage area.

Samples SB-11 through SB-14 collected on December 17, 2003 from soil borings located outside of the north side of the service garage area.

DRO = Diesel Range Organic Compounds

[1] WDNR Residual Contaminant Levels (RCL) for DRO are based on groundwater protection. RCLs for metals are based on direct contact.

[2] RCL for soil with a hydraulic conductivity less than or equal to 10-6 cm/sec. For soil with hydraulic conductivity < 10-6 cm/sec, RCL is 250 mg/kg.

[3] RCL based on hexavalent chromium.

NE = RCL not established for this compound.

Values in **BOLD** exceed the WDNR RCL

mg/kg = milligrams per kilogram

NA = Not analyzed

TABLE 3
SUMMARY OF GROUNDWATER QUALITY DATA
Lake Geneva Chevrolet

Volatile Organic Compounds	NR 140 ES	NR 140 PAL	TW-16	TW-20	MW-1	MW-1
			1/31/2004	1/31/2004	4/2/2004	5/18/2004
Benzene	5	0.5	<0.5	*0.59*	<0.5	*1.21*
Ethyl benzene	700	140	<5.0	<5.0	<5.0	6.37
Tetrachloroethene	5	0.5	*0.87*	*1.36*	<0.5	<0.5
1,2,4-Trimethylbenzene	480	96	<5.0	<5.0	7.25	5.85
1,3,5-Trimethylbenzene	480	96	<5.0	<5.0	8.35	<5.0
Xylene	10,000	1,000	<5.0	<5.0	27.9	24.6

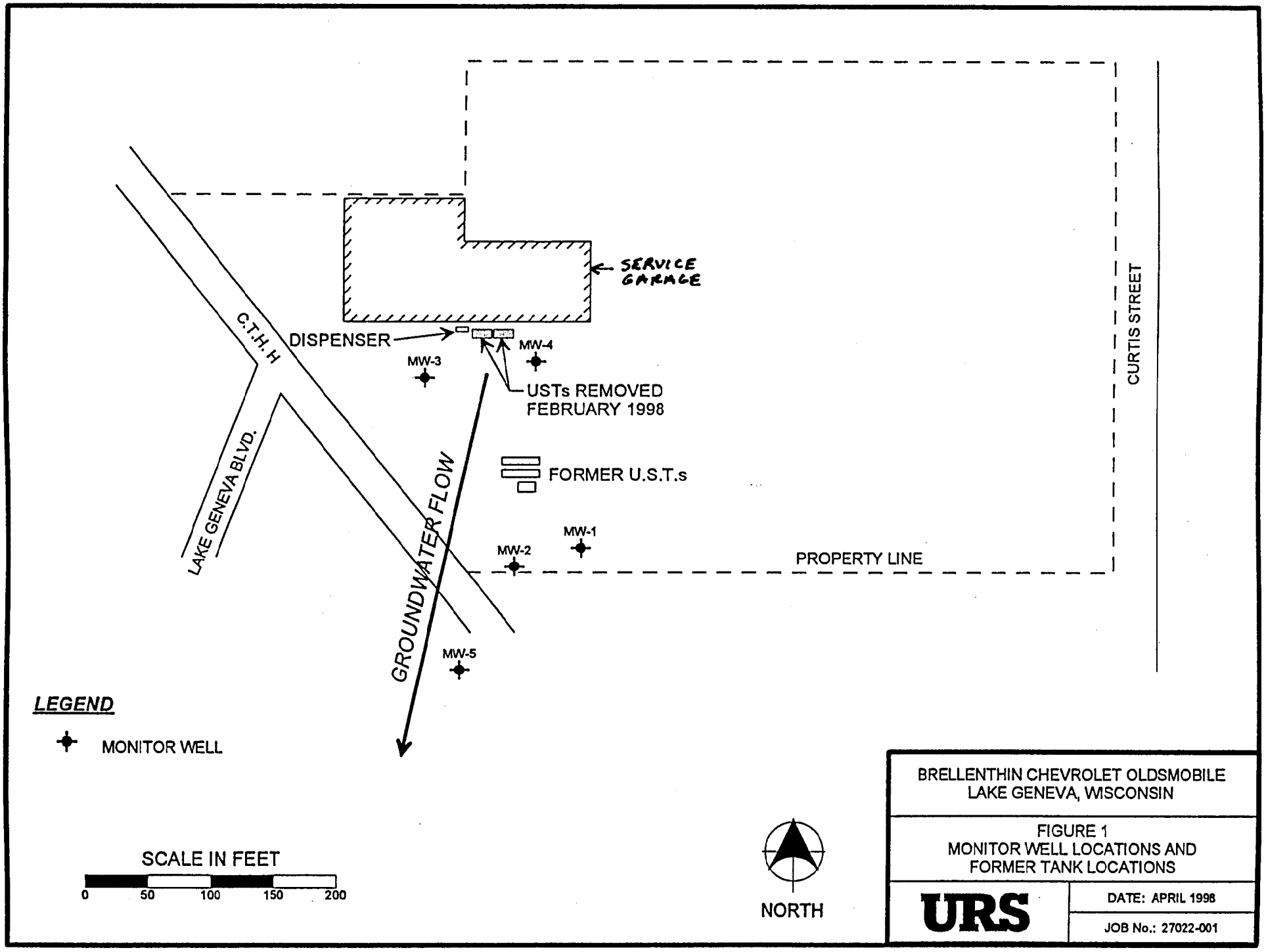
Notes:

Concentrations in ug/L
Non-detect results are expressed as less than the detection limit.
Values in *italics* exceed the Preventive Action Limit
Values in **BOLD** exceed the Enforcement Standard.
Samples analyzed according to USEPA Method SW846-8260B

TABLE D-1
SUMMARY OF GROUNDWATER QUALITY DATA
DOWNGRADIENT OF SERVICE GARAGE
Lake Geneva Chevrolet

MW-3					
Date	Benzene	Ethylbenzene	Toluene	Xylene	TMB
Jun-93	*1.0*	1.0	1.0	1.0	2.0
Aug-94	*2.2*	1.0	1.0	3.0	28
Feb-95	*1.0*	1.0	1.0	3.0	2.0
Aug-95	*1.0*	1.0	1.0	3.0	2.0
Mar-96	0.5	1.0	1.0	3.0	2.0
Oct-96	0.3	0.34	1.2	0.9	0.6
Oct-97	0.13	0.22	0.2	0.2	0.5
Aug-98	0.35	0.39	0.4	1.5	1.6
MW-4					
Date	Benzene	Ethylbenzene	Toluene	Xylene	TMB
Jun-93	*2.2*	3.5	1.0	1.0	23
Aug-94	*1.0*	1.0	1.0	3.0	2.0
Feb-95	*1.0*	1.0	1.0	3.0	3.8
Aug-95	*1.0*	1.0	1.0	3.0	2.0
Mar-96	0.59	1.0	1.0	3.0	2.0
Oct-96	*1.0*	0.75	0.6	0.9	1.2
Oct-97	0.49	0.22	0.3	0.2	0.7
Aug-98	*1.1*	1.3	1.2	3.1	1.7
NR 140 ES	5.0	700	1,000	10,000	480
NR 140 PAL	0.5	140	200	1,000	96

Notes:
Data from closed LUST case (BRRTS #03-65-002279)
Concentrations in ug/L
Values in *italics* exceed PAL
Valies in **BOLD** exceed the ES
TMB = total trimethylbenzene
Xylene = total xylenes



BRELLENTHIN CHEVROLET OLDSMOBILE
LAKE GENEVA, WISCONSIN

FIGURE 1
MONITOR WELL LOCATIONS AND
FORMER TANK LOCATIONS

URS

DATE: APRIL 1998

JOB No.: 27022-001

July 9, 2004

Wisconsin Department of Natural Resources
Southeast District
Wisconsin Department of Natural Resources
2300 N. ML King Drive
Milwaukee, WI 53212

Subject: Verification of Accuracy – Legal Description of Property
Lake Geneva Chevrolet
715 Wells Street, Lake Geneva, WI
BRRTS # 02-65-521295

This letter is to verify that the legal description of the above referenced property, which is contained in the package of information prepared by URS Corporation for listing this site in the GIS Registry of Closed Remediation Sites, is complete to the best of my knowledge.

Sincerely,

Jim Bozich
Owner

EXHIBIT A

Legal Description

Parcel No. ZOP 00399 B

A parcel of land located in the SE 1/4 of Section 36 T2N R17E, City of Lake Geneva, and described as follows, to-wit: Commencing at the Southeast corner of said Section 36; thence North 0° 32' West 244.31 feet to the place of beginning; thence South 89° 48' West 211.02 feet; thence North 36° 22' West 101.34 feet; thence South 89° 48' West 193.27 feet to a point North 36° 22' West 373.00 feet from the intersection of the Easterly line of Logan Avenue and the North line of Seymour Street; thence North 36° 22' West 194.37 feet; thence South 89° 19' East 195.50 feet; thence South 36° 22' East 44.10 feet; thence North 89° 48' East 356.18 feet to the East line of said Section 36; thence South 0° 32' East 200.00 feet to the place of beginning.
and
That part of the SE 1/4 of Section 36, T2N, R17E, in the City of Lake Geneva described as follows, to-wit: Commencing at the Southeast corner of said Section 36; thence North 0° 32' West 444.32 feet to the place of beginning; thence continuing North 0° 32' West 175.49 feet; thence South 89° 45' West 483.03 feet; thence South 36° 22' East 216.69 feet; thence North 89° 48' East 356.19 feet to the place of beginning.

URS

December 3, 2004

Mr. Mark Drews
Wisconsin Department of Natural Resources
141 NW Barstow Street, Room 180
Waukesha, WI 53188

Subject: **Transmittal of Final Deed Restriction**
And Monitoring Well Abandonment Form
Lake Geneva Chevrolet – 715 Wells Street
Lake Geneva, WI 53147
BRRTS# 02-65-521295
FID# 265107480

Dear Mr. Drews:

On behalf of M & J Real Estate, LLC (Lake Geneva Chevrolet), URS Corporation is transmitting the enclosed final deed restriction and monitoring well abandonment form (MW-1) for the above referenced facility. The deed restriction was filed with Walworth County on November 3, 2004. Monitoring well MW-1 was abandoned on November 29, 2004. It is our understanding that this submittal completes the requirements for site closure pursuant to the Department's letter dated August 23, 2004.

Please contact me at 414-831-4150 if you have any questions or require additional information.

Sincerely,

Paul J. Sklar, PG
Project Manager

c: Mr. Jim Bozich, Lake Geneva Chevrolet

Enclosures

URS Corporation
Milwaukee County Research Park
10200 Innovation Drive, Suite 500
Milwaukee, WI 53226
Tel: 414.831.4100
Fax: 414.831.4101

621829

Document Number | DEED RESTRICTION

Recorded
NOV. 03, 2004 AT 01:34PM
CONNIE J WOOLEVER
REGISTER OF DEEDS
WALWORTH COUNTY, WI
Fee Amount: $21.00

Declaration of Restrictions

In Re: Refer to legal description in the attached Warranty Deed, which is marked as "Exhibit A" and incorporated as part of this restriction

STATE OF WISCONSIN)
) ss
COUNTY OF Walworth)

Recording Area

Name and Return Address
M & J Real Estate, LLC
715 Wells Street
Lake Geneva, WI 21.00
Attn: Jim Bozich

WHEREAS, M & J Real Estate, LLC is the owner of the above-described property.

ZOP 00399B

Parcel Identification Number

WHEREAS, one or more petroleum hydrocarbon discharges have occurred on this property, and as of March 2004 when soil samples were collected on this property, petroleum hydrocarbon contaminated soil remained on this property at the following locations beneath the building present on the property on the date that this restriction was signed at the northwest and southwest corners of the service garage area, and beneath the wash bay area. The location of the area encompassing the impacted soil within the service garage portion of the building is described as follows: beginning at a point 5 feet south of the north property line and 545 feet west of the east property line, south to a point 105 feet south of the north property line and 545 feet west of the east property line, thence east to a point 465 feet west of the east property line and 210 feet south of the north property line, thence north to a point 150 feet south of the north property line and 465 feet west of the east property line, thence west to the point of origin, and identified as the "Area Subject to Cap Maintenance Plan and Deed Restriction" on the attached Figure 2.

WHEREAS, it is the desire and intention of the property owner to impose on the property restrictions which will make it unnecessary to conduct further soil remediation activities on the property at the present time.

NOW THEREFORE, the owner hereby declares that all of the property described above is held and shall be held, conveyed or encumbered, leased, rented, used, occupied and improved subject to the following limitation and restrictions:

The floor slab within the service garage portion of the building that existed on the above-described property on the date that this restriction was signed, forms a barrier that must be maintained in order to prevent direct contact with

residual soil contamination that might otherwise pose a threat to human health, and to minimize the infiltration of water and prevent groundwater contamination that would violate the groundwater quality standards in ch. NR 140, Wis. Adm. Code.

The aforementioned concrete floor slab on the above-described property at the location shown on the attached Figure 2 – Site Plan and labeled "Area Subject to Cap Maintenance Plan and Deed Restriction", shall be maintained on the above-described property in the locations shown on the attached map, labeled Figure 2, unless another barrier, with an infiltration rate of 10^{-7} cm/sec or less, is installed and maintained in its place. The existing structure, and any replacement barrier with an infiltration rate of 10^{-7} cm/sec or less, shall be maintained on the above-described property in compliance with the Cap Maintenance Plan dated July 7, 2004, that was submitted to the Wisconsin Department of Natural Resources by Lake Geneva Chevrolet, as required by section NR 724.13(2), Wis. Adm. Code (1999).

In addition, the following activities are prohibited on any portion of the above-described property where an impervious cap has been placed or where impervious surfaces exist as shown on the attached Figure 2 – Site Plan, unless prior written approval has been obtained from the Wisconsin Department of Natural Resources or its successor or assign: (1) Excavating or grading of the land surface; (2) Filling on capped areas and areas with impervious surfaces; (3) Plowing for agricultural cultivation; and (4) Construction or installation of a building or other structure with a foundation that would sit on or be placed within the cap or impervious surface.

This restriction is hereby declared to be a covenant running with the land and shall be fully binding upon all persons acquiring the above-described property whether by descent, devise, purchase or otherwise. This restriction inures to the benefit of and is enforceable by the Wisconsin Department of Natural Resources, its successors or assigns. The Department, its successors or assigns, may initiate proceedings at law or in equity against any person or persons who violate or are proposing to violate this covenant, to prevent the proposed violation or to recover damages for such violation.

Any person who is or becomes owner of the property described above may request that the Wisconsin Department of Natural Resources or its successor issue a determination that one or more of the restrictions set forth in this covenant is no longer required. Upon the receipt of such a request, the Wisconsin Department of Natural Resources shall determine whether or not the restrictions contained herein can be extinguished. If the Department determines that the restrictions can be extinguished, an affidavit, attached to a copy of the Department's written determination, may be recorded by the property owner or other interested party to give notice that this deed restriction, or portions of this

deed restriction, are no longer binding.

By signing this document, Jim Bozich asserts that he or she is duly authorized to sign this document on behalf of M & J Real Estate, LLC.

IN WITNESS WHEREOF, the owner of the property has executed this Declaration of Restrictions, this 2 day of November, 2004.

Signature: _____

Printed Name: Jim Bozich

Subscribed and sworn to before me

this 2nd day of Nov., 2004.

_____

Notary Public, State of Wisconsin

My commission 1/13/08

This document was drafted by URS Corporation, based upon information provided by the Wisconsin Department of Natural Resources. Paul Sklar

EXHIBIT A

Legal Description – See attached Warranty Deed

Document Number

STATE BAR OF WISCONSIN FORM 1 - 2000

WARRANTY DEED

RECORDED ON

2004 JAN 6 PM 3 15

CONNIE J. WOOLEYER
REGISTER OF DEEDS
WALWORTH COUNTY, WI

This Deed, made between Barbara C. Braden, an undivided 25%; Birdell J. Brellenthin and Donna Brellenthin, Co-Trustees of the Brellenthin Family Trust dated February 2, 1993; and Mark T. Braden, Trustee of the John A. Brellentin Living Trust dated August 14, 2001, an undivided 50%

Grantor, and M & J Real Estate, LLC

Grantee.

Grantor, for a valuable consideration, conveys to Grantee the following described real estate in Walworth County, State of Wisconsin (the "Property") (if more space is needed, please attach addendum):
A parcel of land located in the Southeast 1/4 of Section 36, T2N, R17E, City of Lake Geneva, Walworth County, Wisconsin and described as follows, to-wit: Commencing at the Southeast corner of said Section 36; thence N 0° 32' W, 244.31 feet to the place of beginning; thence S 89° 48' W, 211.02 feet; thence N 36° 22' W, 101.34 feet; thence S 89°48' W, 193.27 feet to a point N 36° 22' W, 373.00 feet from the intersection of the Easterly line of Logan Avenue and the North line of Seymour Street; thence N 36° 22' W, 194.37 feet; thence S 89° 19' E, 195.50 feet; thence S 36° 22' E, 44.10 feet; thence N 89° 48' E, 356.19 feet to the East line of said Section 36; thence S 0° 32' E, 200.00 feet to the point of beginning. Excepting threfrom that part thereof described in deed recorded November 29, 1972 in Volume 81 of Records on Page 768 as Document No. 657791.

Recording Area: SECURITY TITLE, ELKHORN

Name and Return Address
BERWYN B. BRADEN
Gagliardi, O'Brien, Braden, Olson & Capelli
Post Office Box 940
Lake Geneva, WI 53147

11.00
SECURITY TITLE COMPANY
ELKHORN, WISCONSIN 53121
406121

ZOP00399B
Parcel Identification Number (PIN)

This is not homestead property.
(is) (is not)

Together with all appurtenant rights, title and interests.

Grantor warrants that the title to the Property is good, indefeasible in fee simple and free and clear of encumbrances except municipal and zoning ordinances, recorded easements, building use restrictions and covenants, general taxes levied in the year of closing and will warrant and defend the same.

TRANSFER FEE $1500.00

Dated this 30th day of December, 2003.

Birdell J. Brellenthin Donna Brellenthin
* BIRDELL J. BRELLENTHIN and DONNA BRELLENTHIN, Co-Trustees of the Brellenthin Family Trust dated 2/2/93

Barbara C. Braden
* BARBARA C. BRADEN

Mark T. Braden
* MARK T. BRADEN, Trustee of the John A. Brellenthin Living Trust dated 8/14/2001

*

AUTHENTICATION

Signature(s) of Birdell J. Brellenthin, Donna Brellenthin, Barbara C. Braden, and Mark T. Braden

authenticated this 30 day of December, 2003

* BERWYN B. BRADEN

TITLE: MEMBER STATE BAR OF WISCONSIN
(If not, authorized by § 706.06, Wis. Stats.)

ACKNOWLEDGMENT

STATE OF)
) ss.
County)

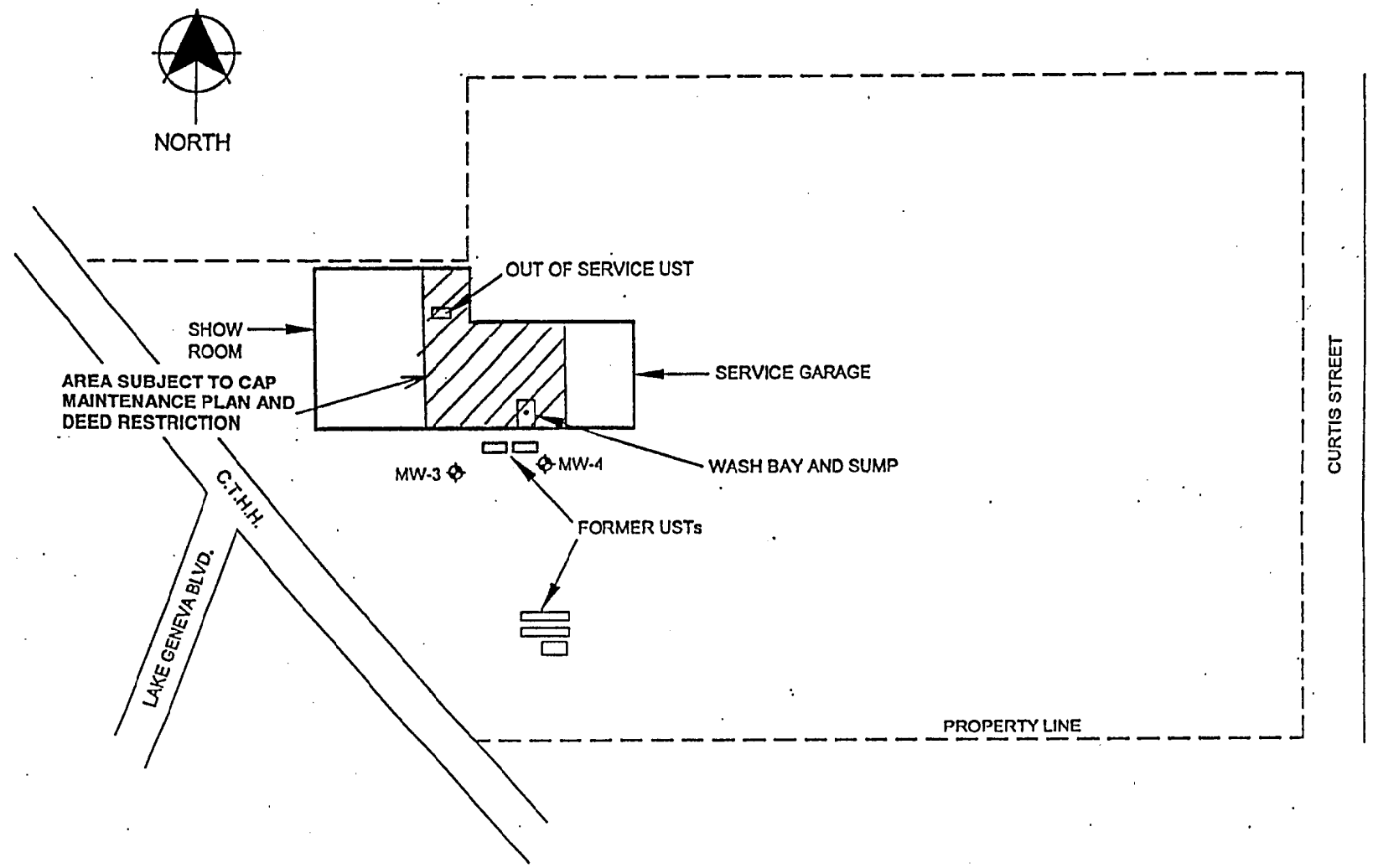
Personally came before me this day of , the above named

to me known to be the person(s) who executed the foregoing instrument and acknowledged the same.

*
Notary Public, State of
My Commission is permanent. (If not, state expiration date: .)

THIS INSTRUMENT WAS DRAFTED BY
BERWYN B. BRADEN, Gagliardi, O'Brien, Braden, Olson & Capelli
716 Wisconsin St., P.O. Box 940, Lake Geneva, WI 53147
(Signatures may be authenticated or acknowledged. Both are not necessary.)

* Names of persons signing in any capacity must be typed or printed below their signature.



MW-3 ⊕ FORMER MONITORING WELL LOCATION (CLOSED LUST PROJECT)

0 100
SCALE IN FEET

LAKE GENEVA CHEVROLET
LAKE GENEVA, WISCONSIN

FIGURE 2
SITE MAP

URS

DRAWN BY	RF
DATE:	03/30/04
PROJ. NO.	812197.01

621829

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